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SPACIOUS FIRST FLOOR FLAT

**FRESHLY DECORATED** 

**FITTED KITCHEN** 

**BATHROOM** 

**CENTRALLY LOCATED IN STIRLING** 

**BRIGHT LOUNGE** 

**TWO BEDROOMS** 

**COMMUNAL GARDENS** 







**73d Bannockburn Road** Stirling, FK7 0DG

Offers Over £95,000

### **Entrance**

Access to the property is via a communal door with steps leading to the private entrance.

## **Private Entrance**

Access to the property is via a solid wooden grey door, leading to:

#### 13' 0" x 3' 0" (3.96m x 0.91m) **Entrance Hallway**

The entrance hallway provides access to the two bedrooms, bathroom and the lounge. There is a small wall mounted cupboard which houses the electrics.

# 15' 1" x 12' 2" (4.59m x 3.71m)

The bright, spacious lounge has two windows overlooking the front of the property and a wooden fireplace with a cream marble effect surround and hearth. There is a storage cupboard housing the boiler and access is provided to the kitchen.

#### **Fitted Kitchen** 8' 8" x 7' 7" (2.64m x 2.31m)

Fully fitted kitchen with a range of beech effect wall and base units, free-standing electric cooker, fridge/freezer and a washing machine. Splashback tiling, vinyl flooring and a built-in storage cupboard. There are two windows overlooking the rear with lovely views towards the Ochil Hills

### 11' 4" x 11' 0" (3.45m x 3.35m) **Principal Bedroom**

Good size principal bedroom to the front with ample room for free-standing furniture.

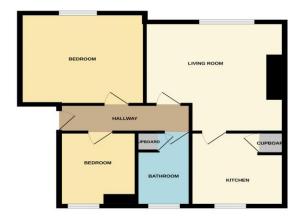
#### 8' 9" x 7' 8" (2.66m x 2.34m) **Bedroom 2**

The second bedroom is a good size single room which is to the rear with lovely views.

#### **Bathroom** 8' 11" x 4' 4" (2.72m x 1.32m)

Partially tiled bathroom with a white three piece suite and an electric shower over the bath. There is an opaque window to the rear, vinyl flooring and a built-in storage cupboard.

GROUND FLOOR



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# **Heating & Glazing**

The property has a gas central heating system and is fully double glazed throughout.

## **Gardens**

Communal front garden which is mainly laid to lawn with a paved pathway leading to the front door entrance and a private rear garden and communal drying green. There is also a private outdoor storage cellar.

# **Parking**

The property benefits from on-street parking to the front.

## **Included Extras**

Included in the sale of the property are all fixtures and fittings, floor coverings and light fitments. The free-standing electric cooker, washing machine and the fridge/freezer (No guarantees or warranties on appliances).



